

Cozy Homes

HERBERT C. CHIVERS • ARCHITECT • SAINT LOUIS

J.A. HENNINGER

COZY HOMES.



ALL plans in this book have 18-inch stone or 13-inch brick foundation walls, as desired, with cellar under the main portion of house where cellar stairs are shown and flue for furnace where practical, with general good finish throughout. Plumbing is included where shown. Story heights average generally 10 feet.

All rooms are plastered and finished in yellow pine, or native wood, in natural finish. All mouldings are detailed in stock patterns, and details of porches, cornices, etc., are very simple in construction. It is important to have the entire construction of a building clearly shown by large scale or full-size drawings. It assists the workmen on the building, for they do not then have to ponder over problems of construction. The plans are all neatly and accurately drawn, and above all, carefully figured, giving dimensions of glass, location and size of doors, windows, etc., and all information necessary for the successful guidance of the builder.

It costs no more to put style into a house than it does to have it commonplace and as long as discretion is used in the economical and practical selection of mouldings, ornaments, etc., there is no danger of running up the cost of construction.

Carefully-drawn plans, details and specifications, should be prepared for structures of all kinds. Where you have complete plans, you then know that all contractors are figuring on the same basis, and when you do get a reasonably low bid you are assured it is not for inferior work. The difference in estimates here given are supposed to cover the total costs in different localities, giving the lowest and highest probable costs, but no absolute guarantee is given as to the actual cost, for prices are regulated more or less by the amount of competition there is among builders. If you have plans you can always get reasonably fair bids. At the prices given for stock-plans, no changes or modifications are included, but we will furnish plans reversed, if desired, or will change any floor plan for \$2.75 extra and any elevation or exterior view for \$2.50 or will make special plans for 2 per cent on cost of building, or \$25.00 for houses of less than \$1,250 in cost.

The home-builder as a rule can only give his architect general suggestions and ideas as to what he desires embodied in his house. For this reason it is necessary that preliminary sketches be made and submitted to him before work on the actual plans are begun. A fee of \$5 is charged for such preliminary ideas and sketches on work of \$5,000 or under but it becomes a part of the total fee so that when the completed plans have been accepted, the original sketches have added nothing to the total cost. Preliminary sketches and ideas are submitted without charge to responsible parties after receiving a bona fide order for a set of plans and no additional charge is made for altering or changing these sketches in any way desired.

In asking questions please put them on separate sheet with address, leaving space to write answers under each question. If you should desire any larger book of designs you can return this and get larger book for 75c.

SELDON HUTCHINSON, President.
A. SUCK, Vice-President.

G. W. PARK, Cashier.
J. B. MORGAN, Ass't Cashier.

Jackson County Bank

Ravenswood, W. Va.

Mr Herbert C Chivers

Dear Sir

I enclose clipping from local paper which is a fair sample of the compliments of the people generally.

Yours very truly
G. W. Park

near which is prominent feature of the town.
Mr. G. W. Park has his new residence well on toward completion and he has a home which excites the envy of all who see it. It is a structure combining rare beauty with perfect convenience and located as it is in one of the prettiest portions of town, it is a very desirable residing place.

ORDER BLANK.

Herbert C. Chivers,
Wainwright Bldg.,
St. Louis, Mo.

Dear Sir:—

Please send by return mail or express, plans.....

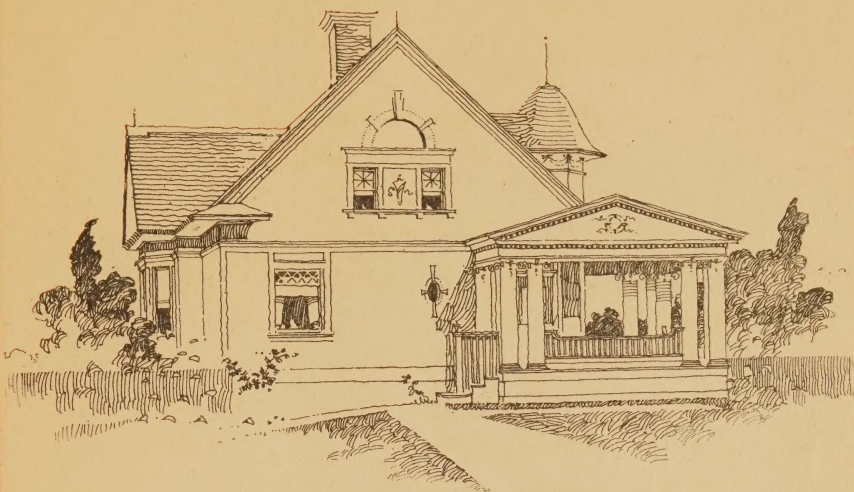
For which I enclose \$.....

Respectfully,

City.....

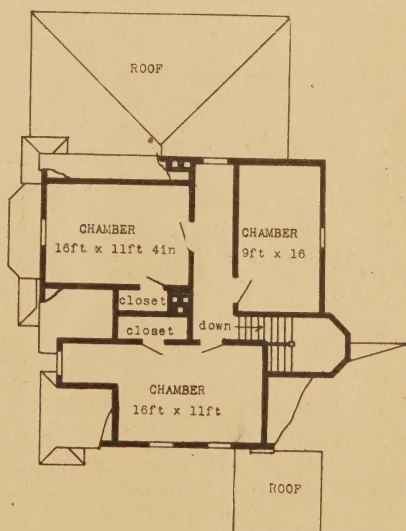
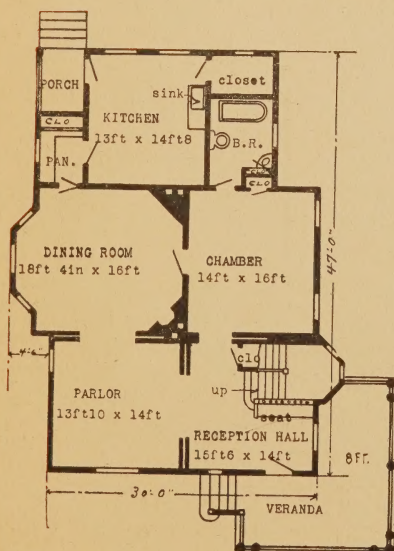
Cd. or street..... State.....

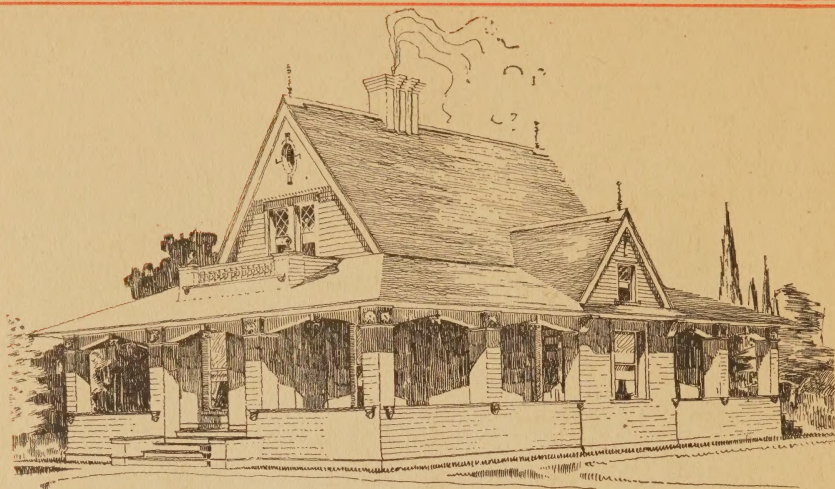
NOTE: If you remit by check add 15c exchange. All delivery charges will be paid at this end where full remittance is received with order.



HONEYHILL COTTAGE.—Design 2420-O; cost in frame, \$1,190 to \$1,289; plans, \$10; story heights, 9 ft. and 8 ft.; full story to main room. Special features: Large veranda; attractive stair landing; large dining-room; well proportioned exterior.

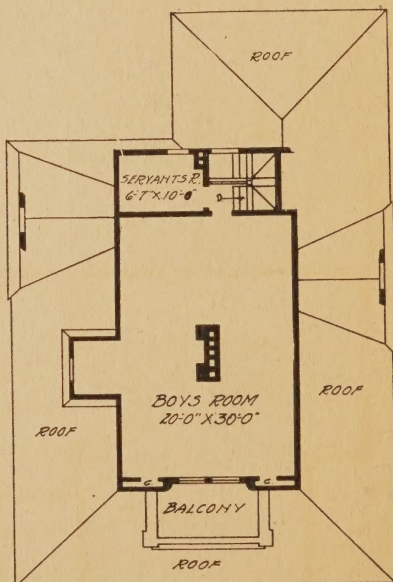
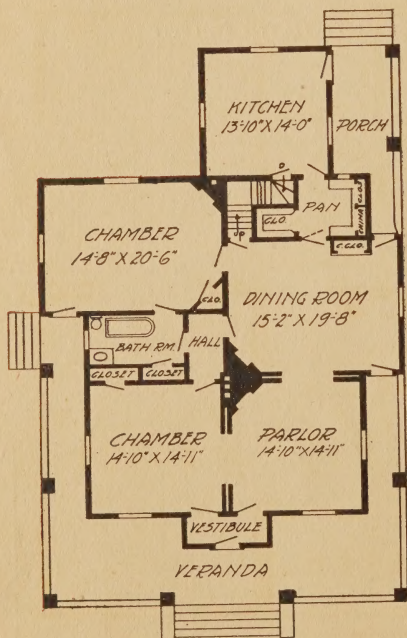
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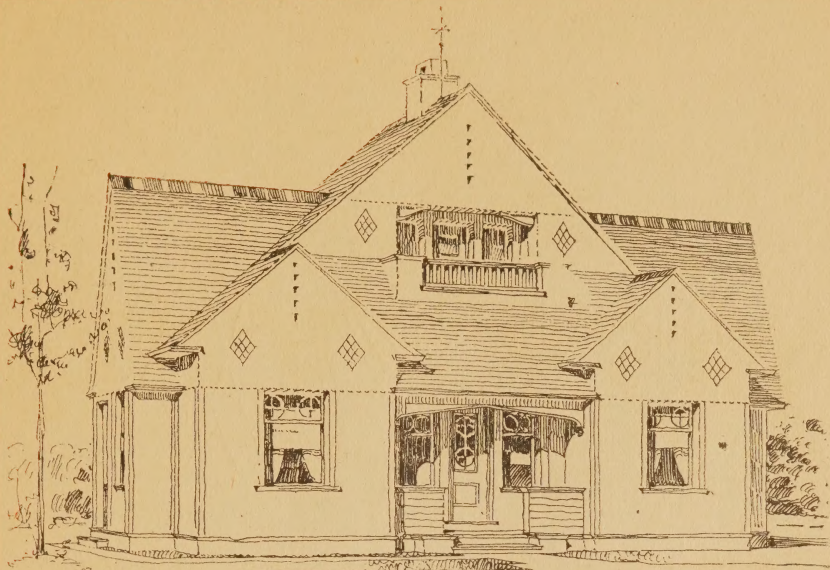




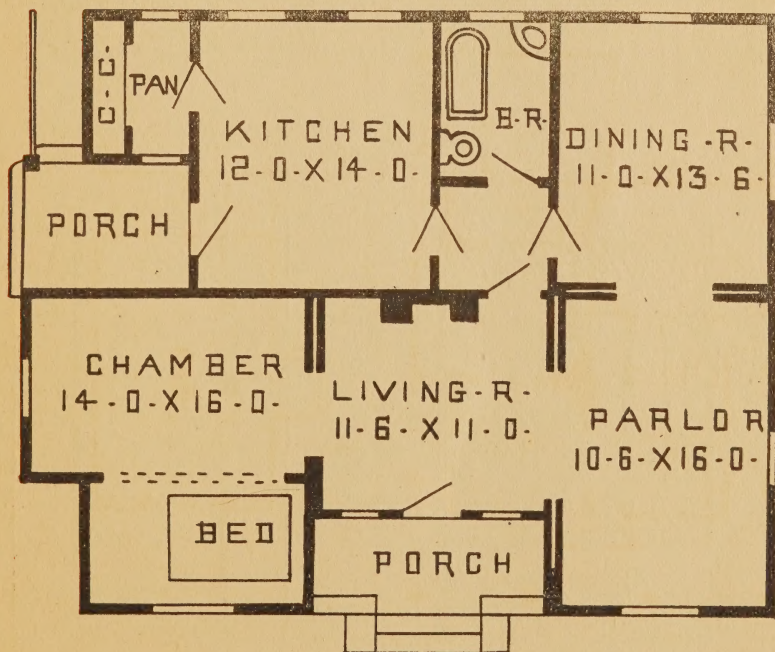
QUEENSDALE COTTAGE.—Design 70-O; cost, \$1,392 to \$1,498; plans, \$10; size, 41 ft. 8 in. by 63 ft.; story heights, 9 ft. 6 in. and 9 ft. 3 in.; attractive brick mantle on second floor; very attractive and simple porch and roof arrangement.

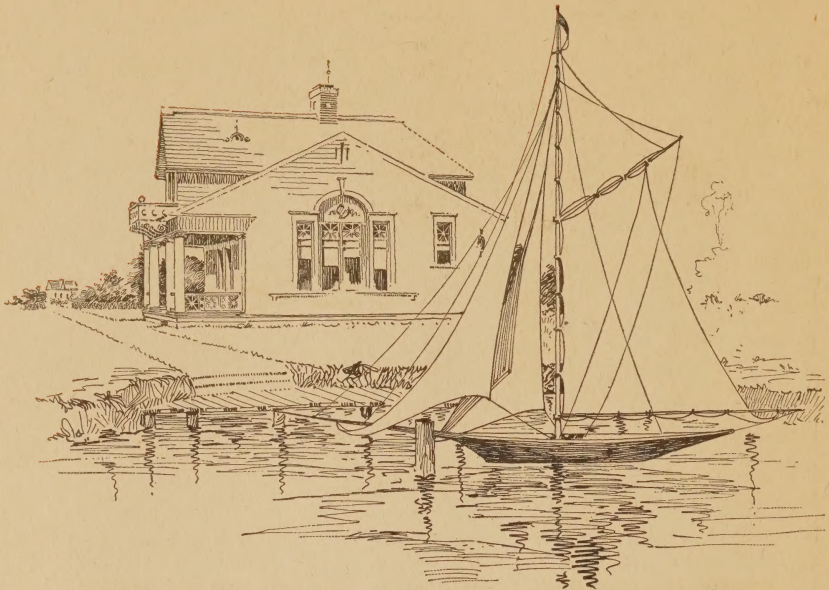
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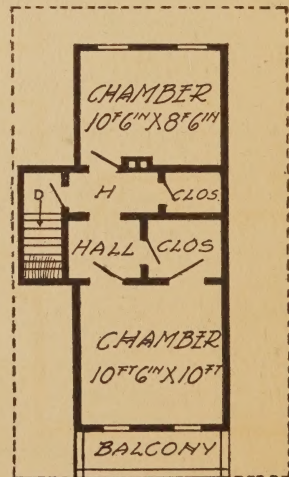
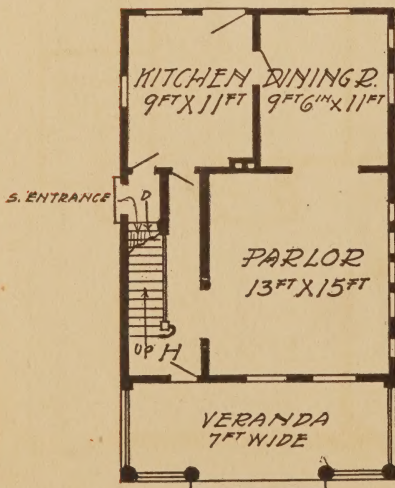
LOVERDALE COTTAGE.—Design 7040-O; cost in frame, \$892 to \$1,098; plans, \$10; story height, 10 ft.; a large stove in living-room would heat the other rooms; attractive and simple gable design; inexpensive construction.

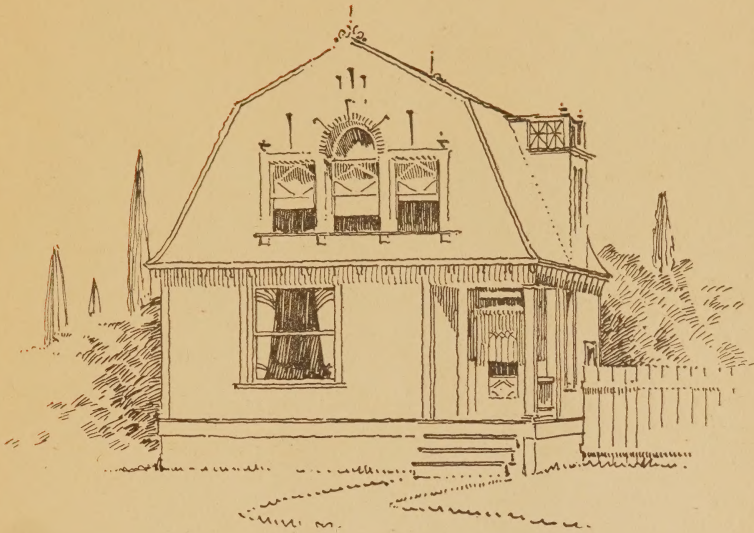




AKWOOD.—Design 2350M; cost in frame, \$550 to \$650; plans, \$10. Special features: Attractive parlor; combination inside and outside cellar entrance; wide veranda. A good lake or seaside cottage in stained shingles.

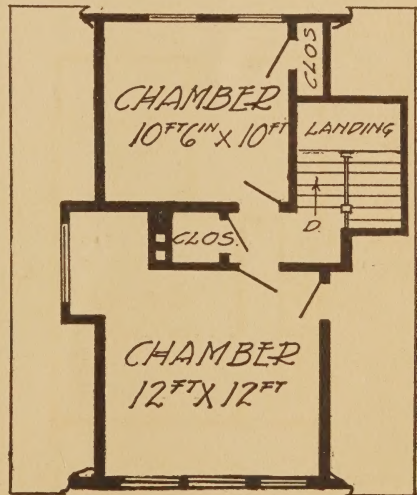
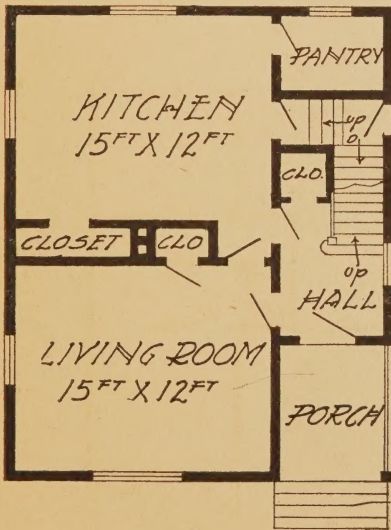
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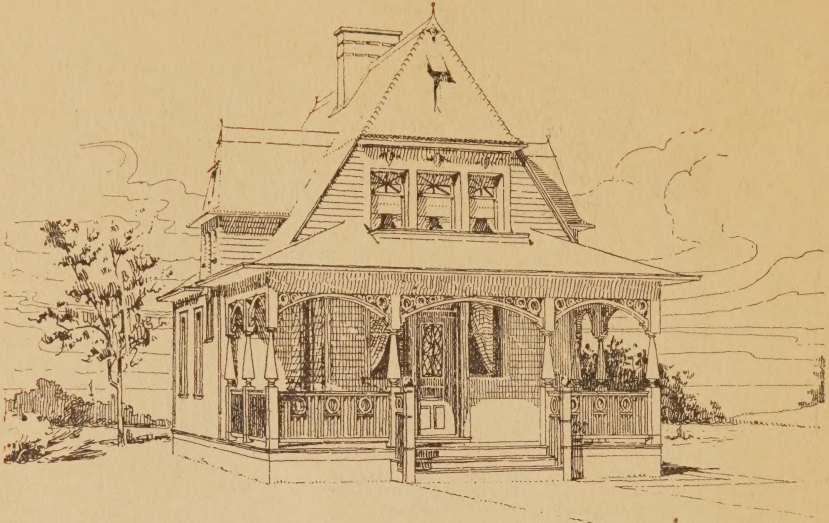




ENERO.—Design 2351M; cost in frame, \$550 to \$650; plans, \$10. Special features: Combination inside and outside cellar entrance; full second story; attractive gable end and dormer window at side; neat, plain construction.

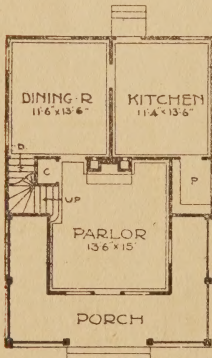
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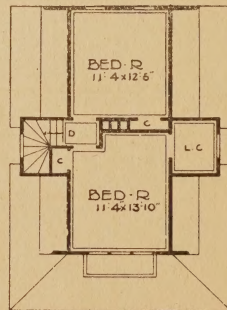


AN DIEGO COTTAGE.—Design 1648-O; in frame, \$750 to \$850; plans, \$5; width, 27 ft. 8 in. by 29 ft. 8 in.; story heights, 9 ft. 6 in. and 8 ft., side walls cut down to 5 ft. Have \$10 stock plans with side hall entrance, with door from hall to dining-room, stairs going up out of hall instead of front room.

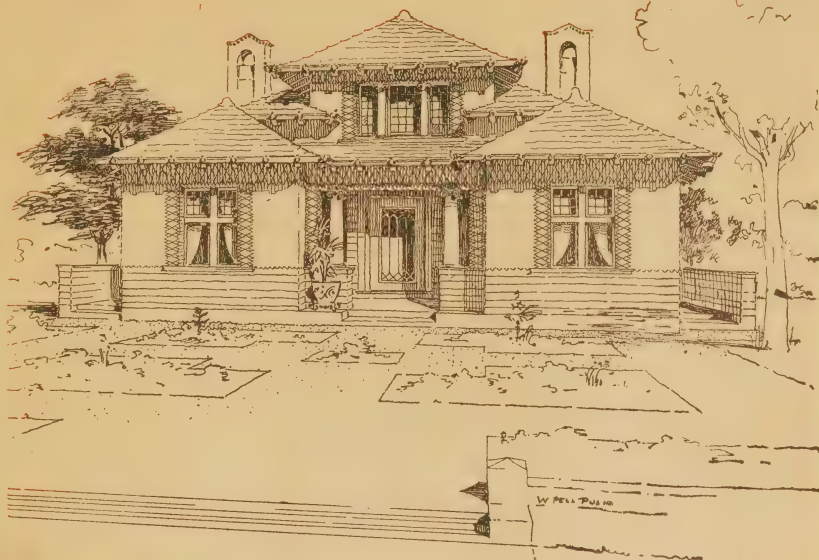
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FIRST STORY

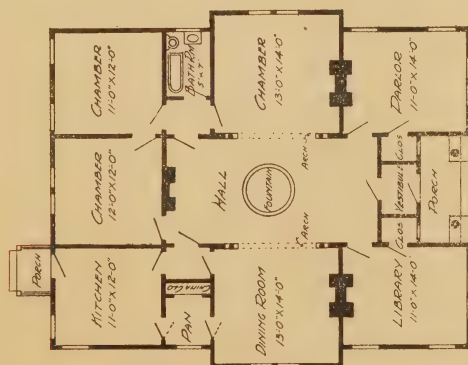


SECOND STORY



KERNERSVILLE COTTAGE.—Design 9298-O; in frame, \$898 to \$1,098; plans, \$15; story height, 10 ft. Special features: Large central hall; attractive cut-shingle exterior. Kernersville No. 2, Violet design, parlor and library 13.6x14 ft.; kitchen and chamber 13.6x12 ft.; sliding door between reception hall, sitting-room and dining-room; fire-place for rear chamber; porch across rear; pier foundation. Kernersville Plan No. 3, Waerner design, stone house, 13x28 ft. central hall; library and parlor, 12.6x15 ft.; dining-room and chamber, 15x14 ft.; three rear rooms, 12x12 ft.; no fire-places in parlor and library; 11 ft. 6 in. story heights.

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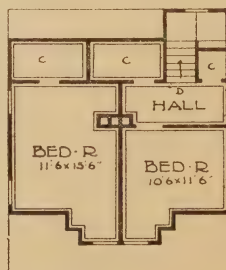


WAUKESHAW COTTAGE.—Design 1624-O; cost in frame, \$650 to \$750; plans, \$5. See modified \$5 plans in Conkey's Home Journal (Chicago, 10c.,) for December, 1900. Special features: Very compact plan; combination inside and outside cellar stairs.

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FIRST STORY.

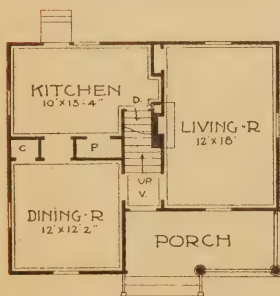


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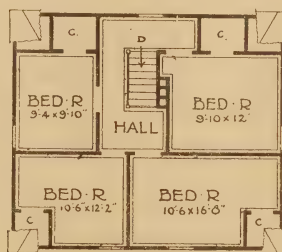


OWELL COTTAGE.—Design 1650-O; in frame, \$782 to \$892; post foundation; plans, \$5; width, 30 ft. by 25 ft. 10 in.; story heights, 10 ft. and 9 ft. 6 in., cut down to 5 ft. 6 in. at corners of roof. Special features: Plain, neat exterior.

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FIRST STORY.

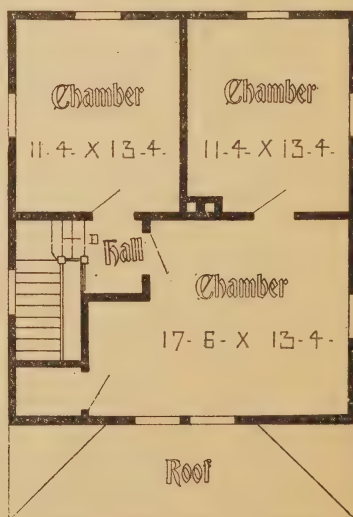
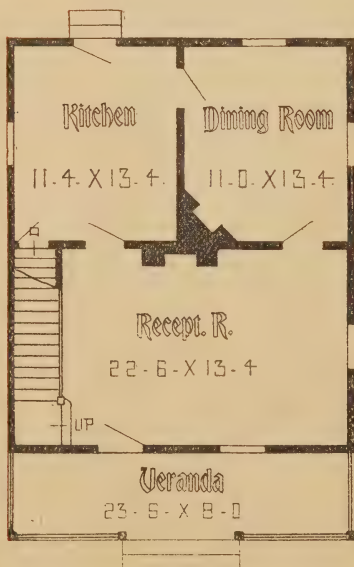


SECOND STORY.



REMONT COTTAGE.—Design 1959-O; in frame, \$699 to \$798; plans, \$5; width, 23 ft. 10 in. by 28 ft. 2 in.; story heights, 9 ft. 6 in. and 9 ft., cut down by roof at walls to 5 ft. 6 in. Special features: Large spacious living-room; neat simple exterior.

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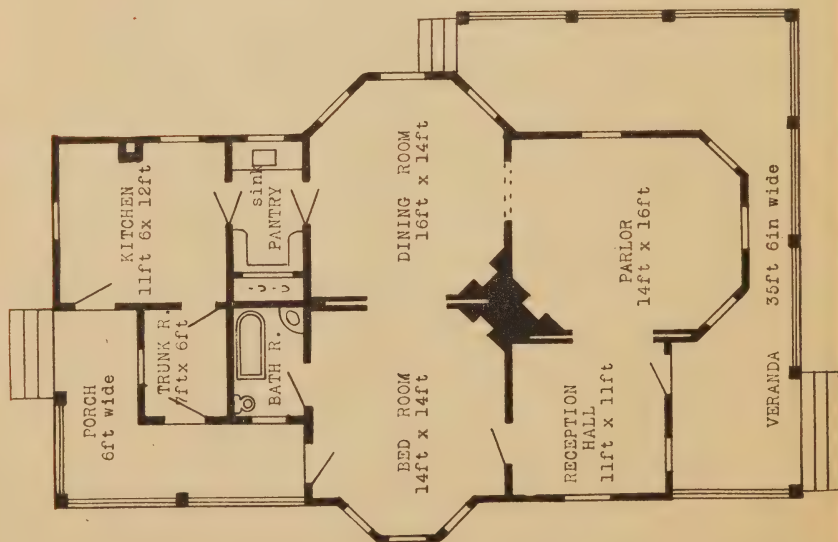
AIRO COTTAGE.—Design 1557-O; in frame, \$1,299 to \$1,300; plans \$10; story heights, 9 ft. 6 and 8 ft. 6 in. attic. Special features: Semi-octagon porch; novel design; easy to construct. We have plan No. 1, called O'Brien design, with 20 in. stone walls; with stairs in front hall and fire-place in dining-room and sitting-room; with rear porch 6x36 ft.





BEECHMONT RESIDENCE.--Design 2249-O; cost in frame, \$1,200 to \$1,350; plans, \$15. Special features: Neat look-out tower; good stained shingle effect; attractive gable; substantial-looking porch; good summer home design or seaside cottage.

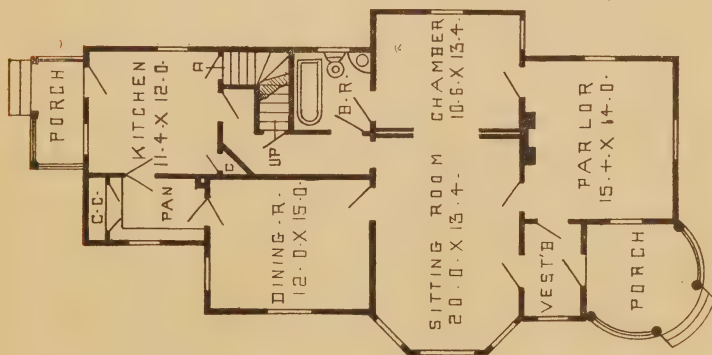
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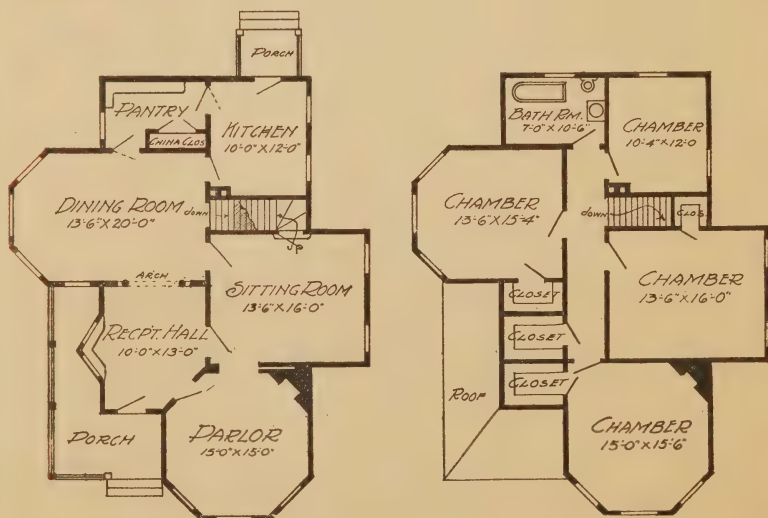
REDONIA COTTAGE.—Design 9946-O; cost in frame, \$1,044 to \$1,249; plans, \$10; width, 25 ft. by 56 ft.; story height, 10 ft. Special features: Unique circular-top porch; attractive design; convenient bath-room; large vestibule.

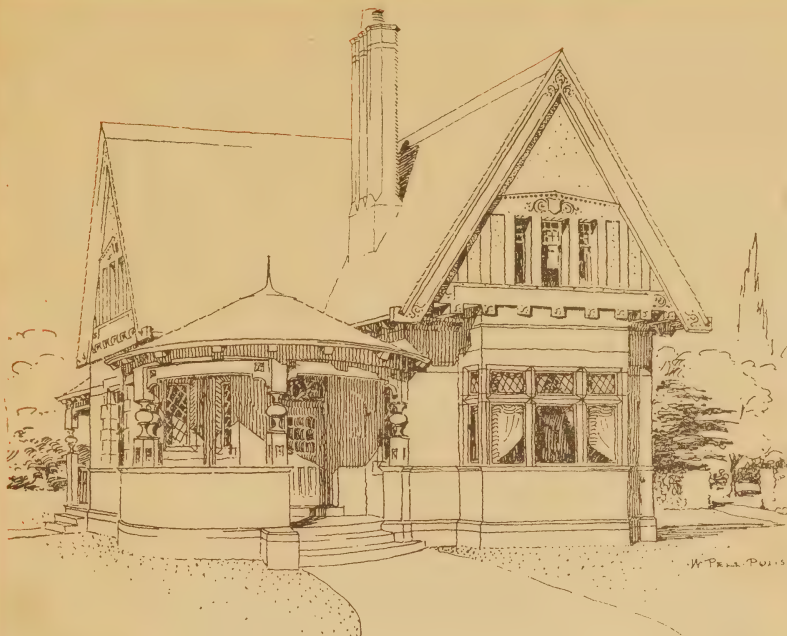
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OHIO RESIDENCE.—Design 8192M; in frame, \$1,798 to \$1,998; plans, \$15; width over all, 37 ft. 6 in.; story heights, 9 ft. 6 in. and 8 ft. 6 in., full story at tower. Special features: A good corner lot design; large dining-room.

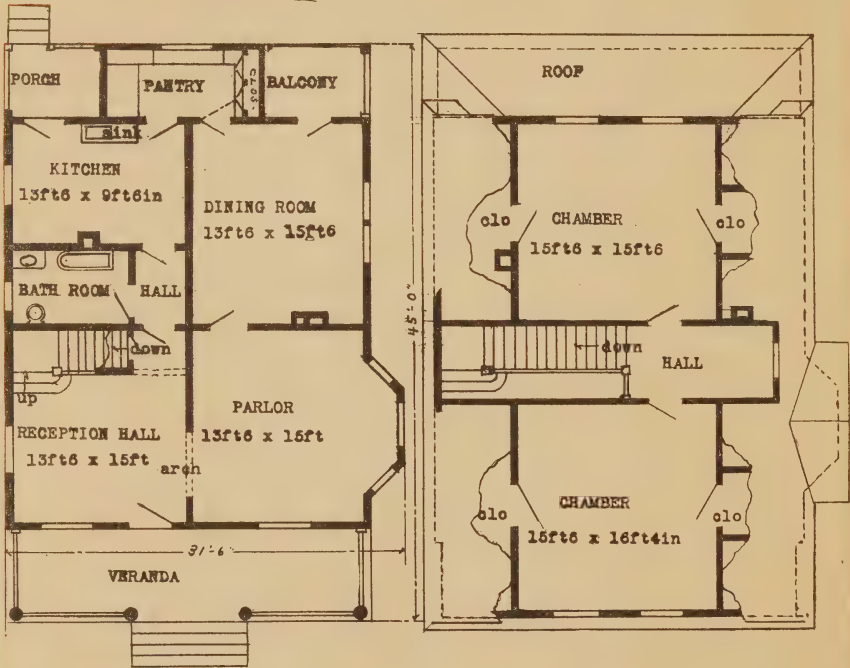




LIFFWOOD COTTAGE.—Design 7058-O; in frame, \$1,399 to \$1,598; plans, \$10; story height, 10 ft. Have plans in stone with story heights, 9 ft. 6 in. and 8 ft. Modification No. 2: Garfield design; parlor 12x13 ft.; sitting-room, 13x15 ft.; dining-room, 12x13 ft.; chamber, 10x12 ft.; kitchen, 12x11 ft., and three rooms above; plans, \$10. Modification No. 3: Johnson design, parlor, 13x12 ft. with fire-place; sitting-room, 12x13 ft.; dining-room, 19x16 ft.; kitchen, 13x12 ft., with open stairs; bath-room and two 12x10 ft. chambers above with no rear stairs; plans, \$10.

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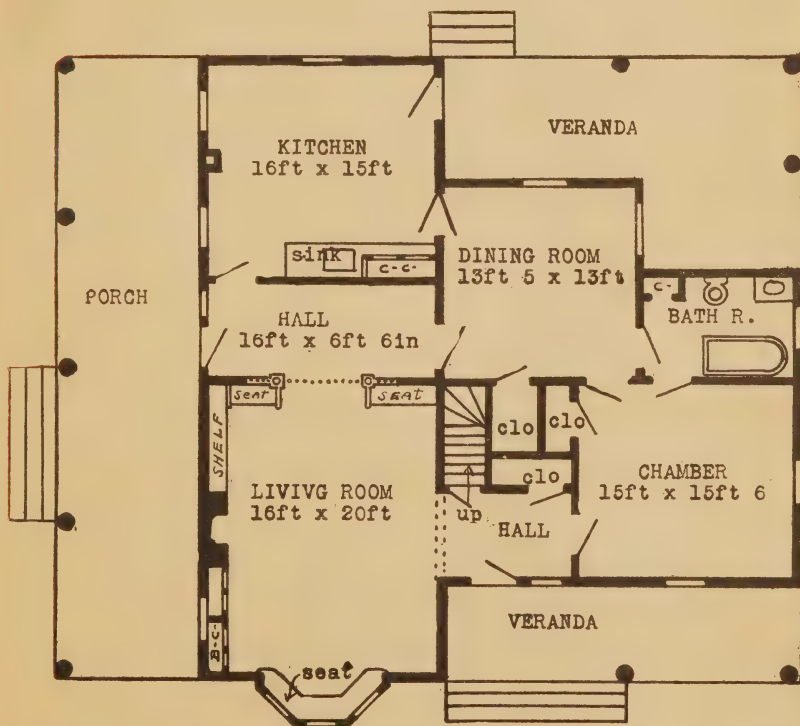
LSDON COTTAGE.—Design 1784-O; cost in frame, \$980 to \$1,040; plans, \$10; story heights, 9 ft. 6 in. and 9 ft.; full story; no cut-off of ceiling by roof. Special features: Bath-room close to kitchen; large full-story rooms on second floor.

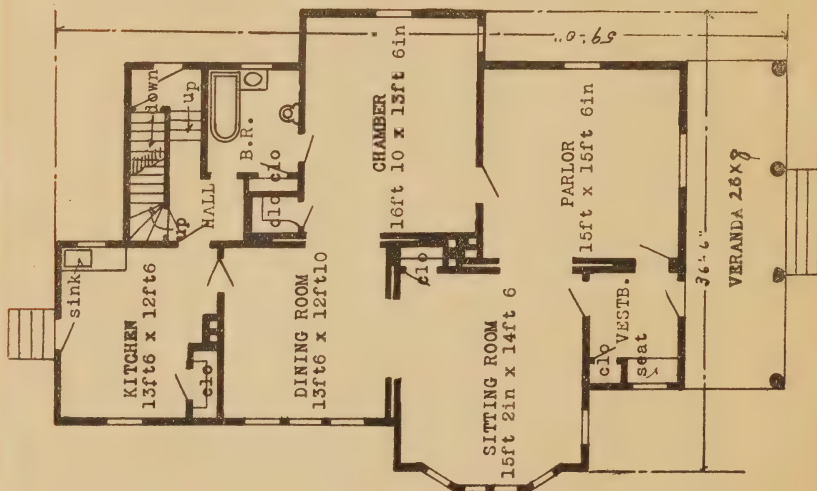
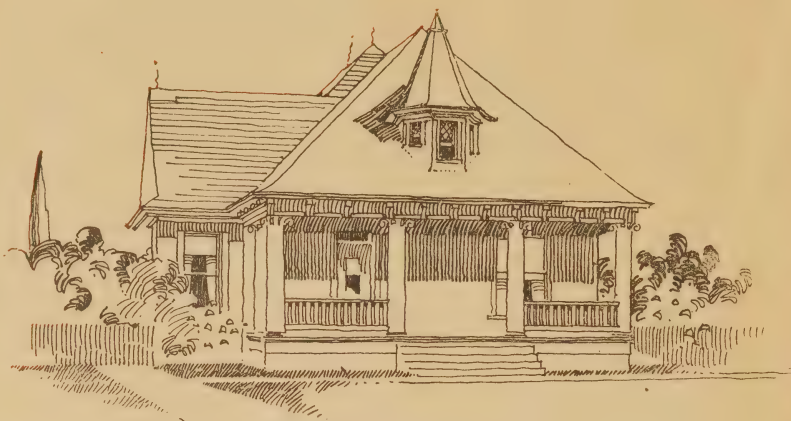
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SUNFIELD COTTAGE.—Design 1780-O; cost in frame, \$1,392 to \$1,480; plans, \$10. Special features: Large attractive sitting-room, with book-case on the side. Attractive, yet inexpensive exterior. Good clean-cut architectural design.

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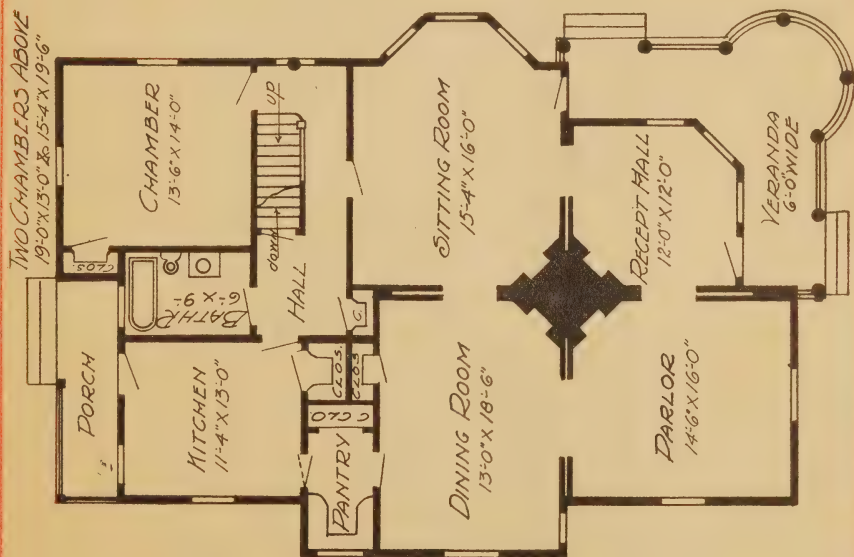
RECTOR COTTAGE.—Design 2303-O; cost in frame, \$1,180 to \$1,240; plans, \$10. Special features: Quaint dormer window on roof; combination inside and outside cellar stairs; large rooms; large attractive vestibule; a very attractive cottage.

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NORMAN COTTAGE.—Design 2092-O; cost, \$1,129 to \$1,498; plans, \$10; story heights, 10 ft. and 9 ft. Special features: Attractive exterior; economical fire-place arrangements; four chambers above. The plan can be had with less ornamental exterior.

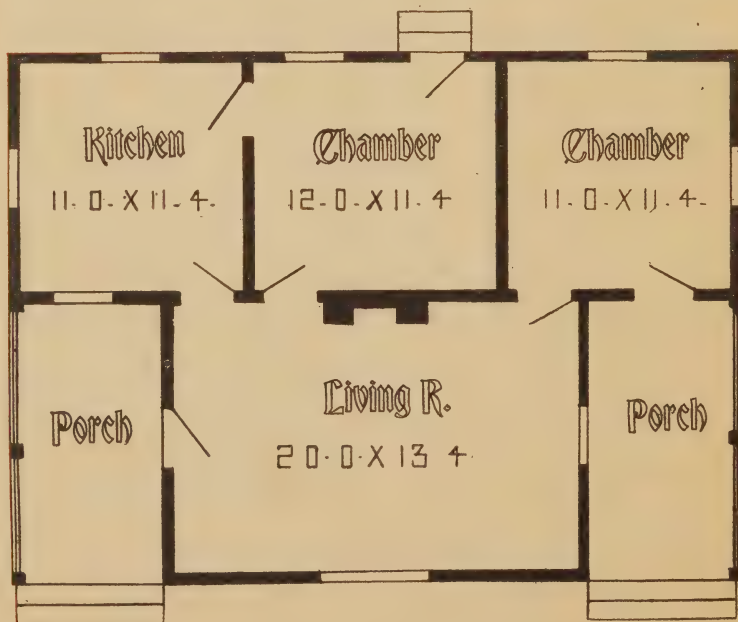
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ASHINGTON COTTAGE.—Design 1754-O; cost in frame, \$589 to \$699; plans, \$5; width, 36 ft. by 26 ft. 2 in.; story heights, 10 ft. Special features: Double porch arrangement would admit of house being used for double-house.

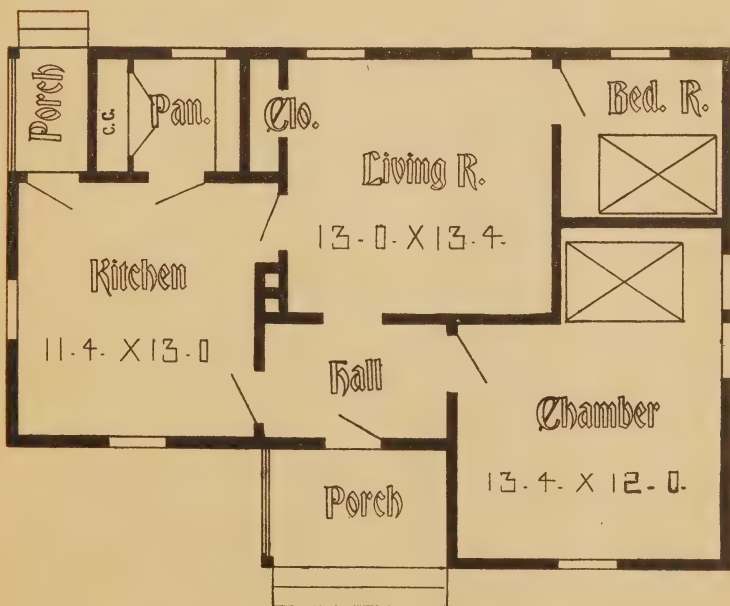
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AMBRIDGE COTTAGE.—Design 1968M; cost in frame, \$599 to \$698; plans, \$7; story heights, 10 ft. Special features: Compact plan arrangement; alcove for bed, allowing front chamber to be used as parlor, with curtain between; clean-cut exterior.

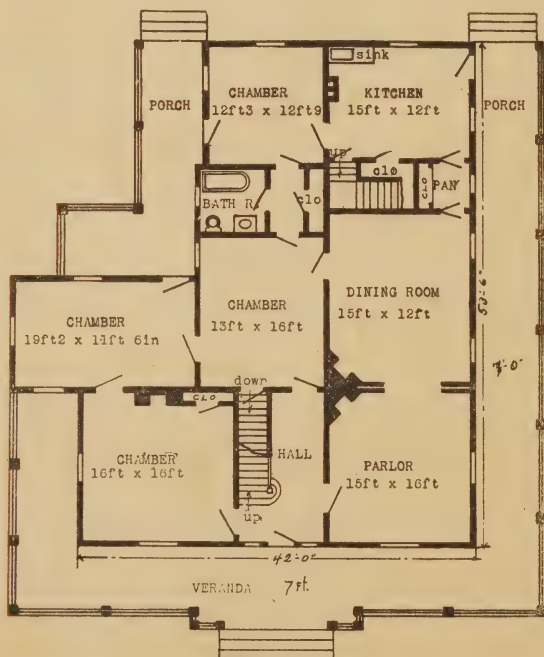
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SHANNON COTTAGE.—Design 2407-O; cost in frame, \$1,792 to \$1,800; plans, \$10. Special features: Large veranda; large rooms; convenient bath-room; attractive exterior; economical porch roof. A good Southern cottage.

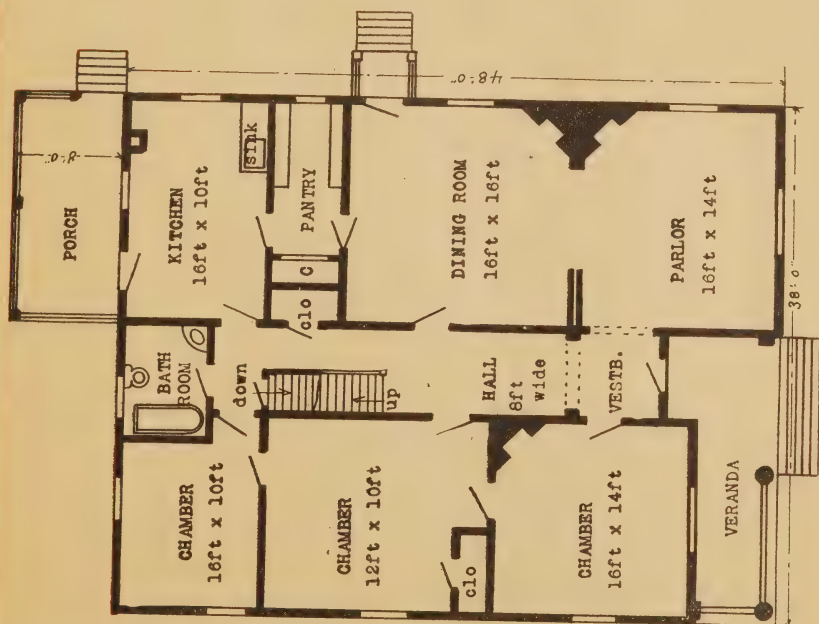
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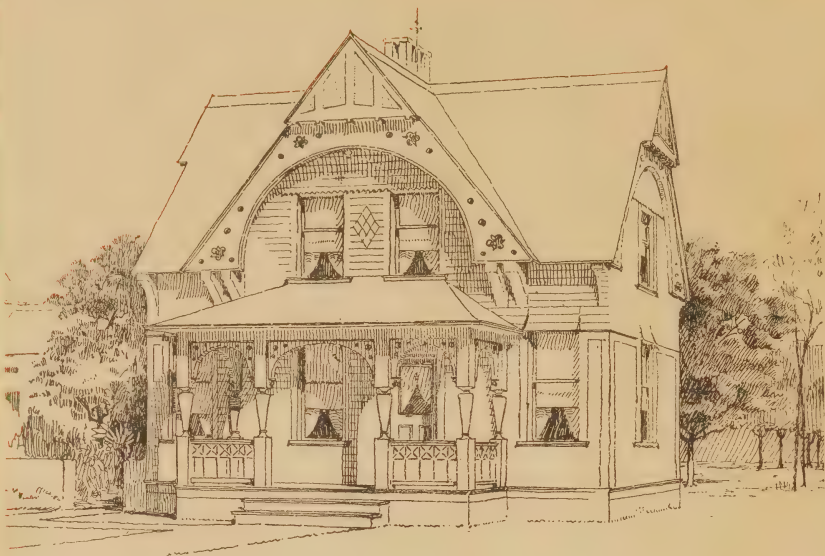




WESTON COTTAGE.—Design 2398-O; cost in frame, \$1,390 to \$1,482; plans, \$10. Special features: Large rooms; attractive dormer windows on roof; side entrance to dining-room; neat square vestibule; large rear porch.

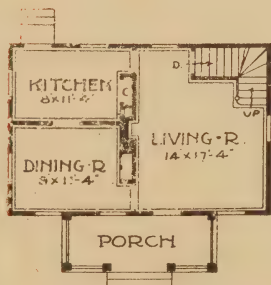
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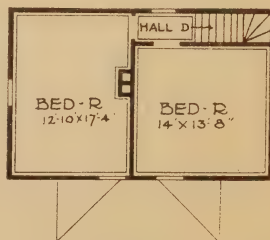


GENEVA LAKE COTTAGE.—Design 1634-O; in frame, \$675 to \$766; plans, \$5; width, 18 ft. by 26 ft. 4 in.; story heights, 8 ft. 6 in. and 8 ft. Special features: Ornamental gable and porch design. Modifications: Dining-room can be enlarged by building one-story kitchen behind. Geneva Lake No. 2, Smith design, with 14.6x10 ft. dining-room; 14.6x9 ft. 6 in. kitchen; with three rooms above, sizes, 14x16 ft., 10.6x9 ft., and 14.6x9 ft. 4 in., with closets to each room; story heights, 9 ft. cut down to 6 ft. at four corners of building.

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FIRST FLOOR.



SECOND FLOOR.

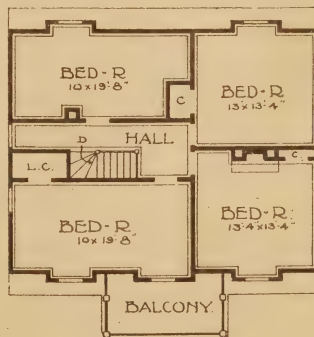


BARABOO COTTAGE.—Design 1639-O; cost in frame, \$1,294 to \$1,488; plans, \$10; width, 34 ft. by 31 ft. 4 in.; story heights, 10 ft. and 9 ft. 6 in. Side walls cut down by roof to 8 ft.; cellar, 7 ft. Special features: Economical second story construction. Modifications: Dining-room could be used for sitting-room, with pantry where bath is. Can furnish these plans in stock as shown, or reversed, with the following changes at \$10. Baraboo Residence No. 3, Edwards design, full 10 and 8 ft 4 in. stories; dining-room, 12x15 ft. 4 in.; sitting-room, 15 ft. 4 in. by 17 ft. A very fine plan.

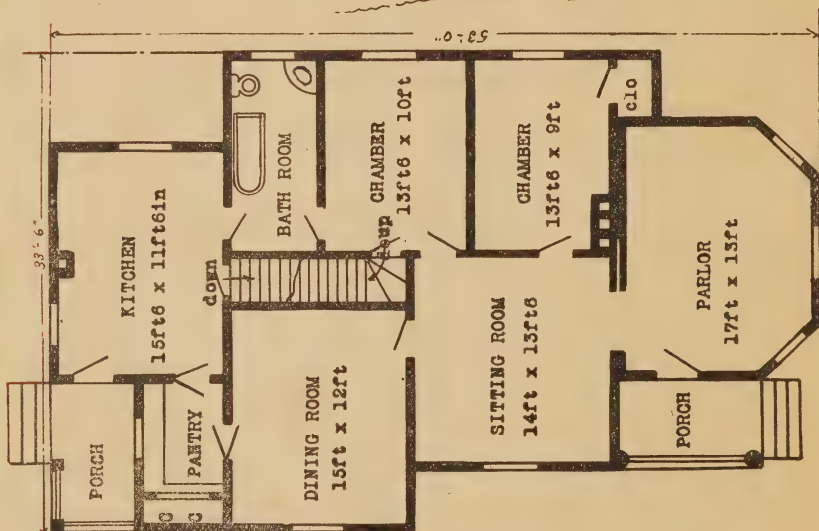
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FIRST STORY



SECOND STORY

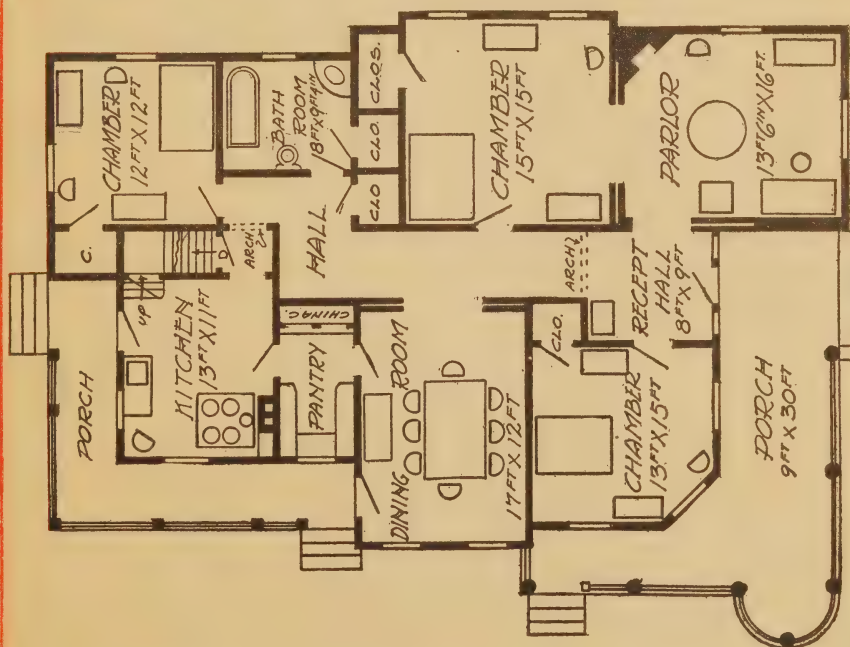


WELLSBORO COTTAGE.—Design 1785-O; cost in frame, \$982 to \$1,090; plans, \$10; story heights, 10 ft. 6 in. Special features: Large bay-shaped parlor; chambers convenient to sitting-room. Bath-room could be shortened and linen closet placed in end.

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ENFIELD COTTAGE.—Design 100,035-O; cost, \$1,592 to \$1,642; width, 42 ft.; story heights, 1st. 10 ft., cellar 7 ft. under rear of house. Special features: Large rooms and bath; pleasant outlook to front chamber; plenty of closets; large attractive porch.



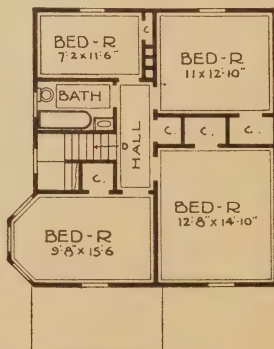


T. LOUIS COTTAGE.—Design 1642-O; in frame, \$980 to \$1,199; plans, \$5; width, 25 ft. 4 in. by 30 ft. 6 in.; story heights, 9 ft. 6 in. and 9 ft., side walls of second story cut down to 6 ft. Compact plan; attractive front. Published in the July, 1899, Woman's Home Companion, Springfield, Ohio. Full story heights. General dimensions 38.8x30 ft.

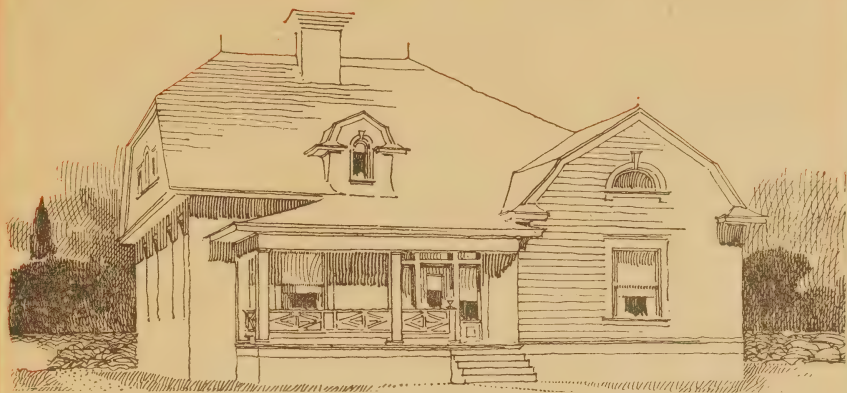
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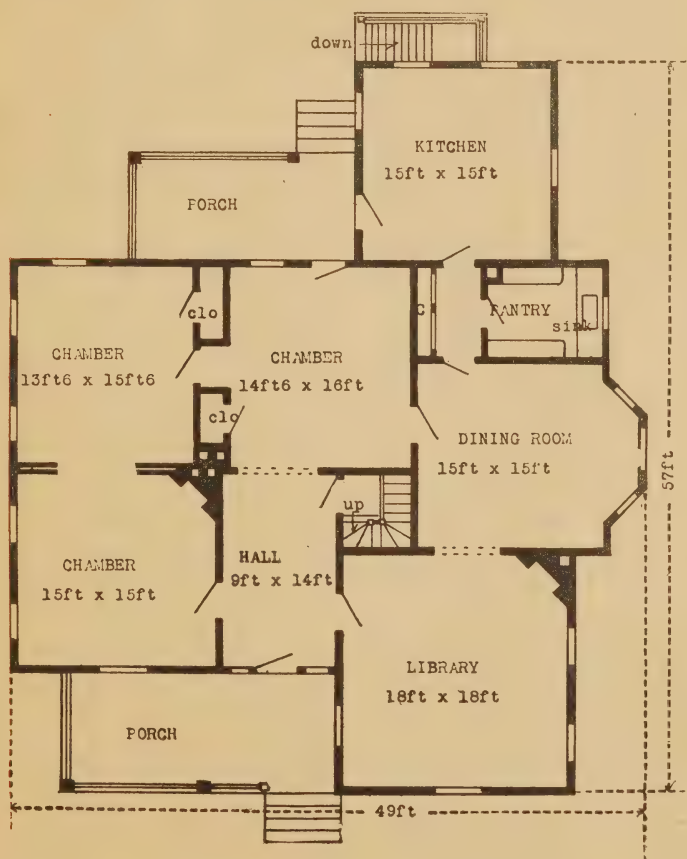
FIRST-STORY.

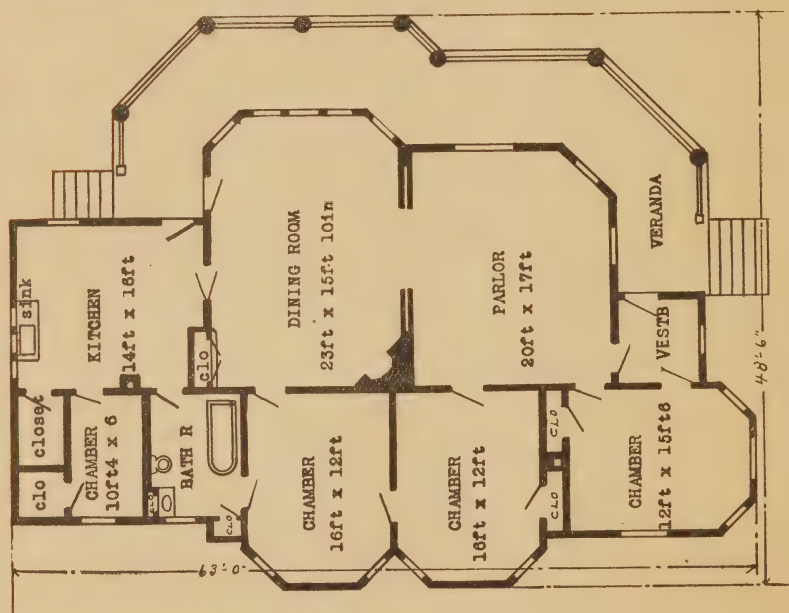


SECOND-STORY.



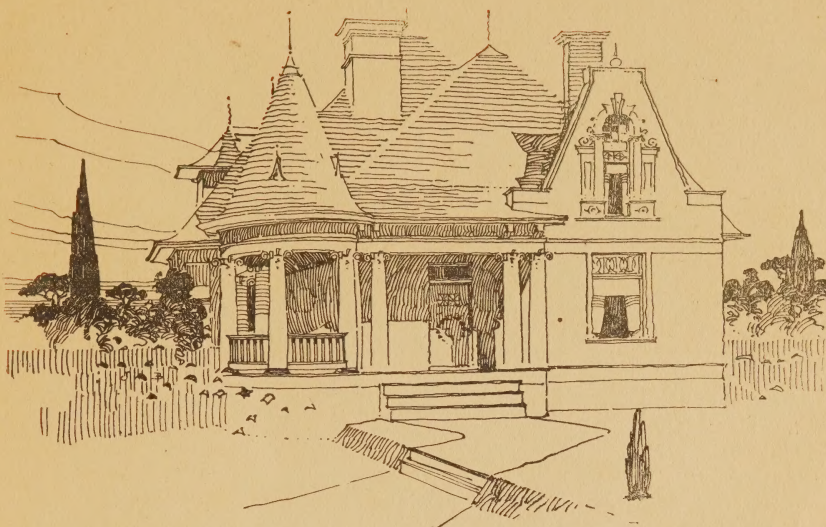
SPOTTSVILLE COTTAGE.—Design 1788-O; cost in frame, \$1,192 to \$1,240; plans, \$10; 10 ft. and 9 ft. stories. Space for five rooms above.





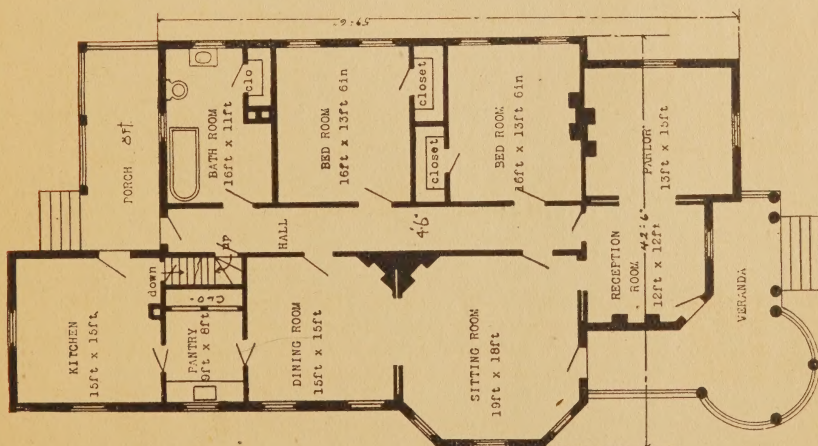
UGGVILLE COTTAGE.—Design 1781-O; cost, \$1,292 to \$1,342; plans, \$10. Special features: Large dining-room; bay-shaped rooms give good ventilation; servant's room convenient; large 8-foot veranda; attractive gambrel roof gable.

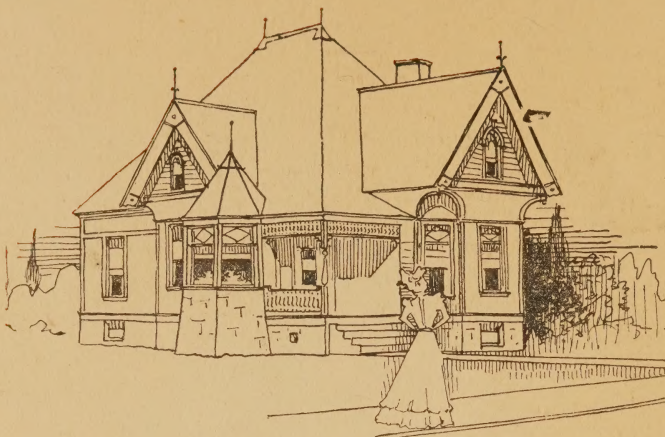
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YADKIN COTTAGE.—Design 2399-O; cost in brick with 9-inch wall, \$2,580 to \$3,000; plans, \$25. Special features: Attractive porch; large sitting-room; well-ventilated kitchen; large bathroom; very suitable as a corner-lot design; circular portion of porch works up attractively in design.

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PAULSBORO.—Design 11-O; cost, \$1,090 to \$1,280; plans, \$10; story heights, 9 ft. 6 in. and 8 ft. 6 in.; size, 30 ft. by 38 ft. Paulsboro No. 2, Withrow design, parlor, 15x15 ft., no fire-place; living-room, 14.6x15 ft.; chamber, 14.6x12 ft. 4 in.; dining-room, 11.6x12 ft., with stairs coming down direct, with side entrance at foot of stairs; with three rooms above, and 10 and 8 ft. story heights; with side walls above cut down to 6 ft. 6 in.

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